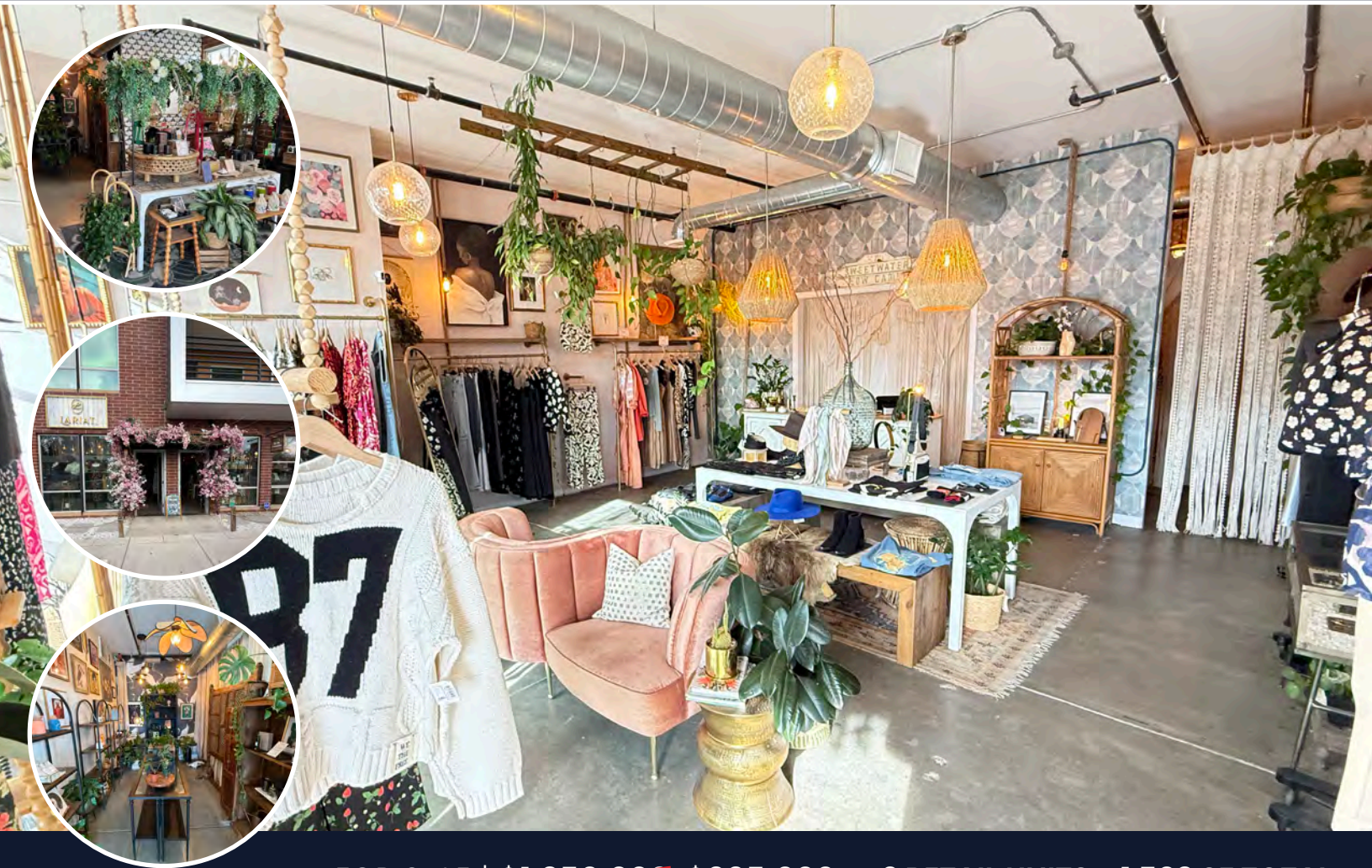


# 4258

Tennyson St, Unit 102 & 103  
Denver, CO 80212

**PRICE REDUCED!**



FOR SALE | ~~\$1,350,000~~ \$995,000 2 RETAIL UNITS - 1,503 SF TOTAL

#### PROPERTY OVERVIEW

Prime retail space available on Denver's sought-after Tennyson Street, a vibrant hub of boutique shops, restaurants, and local businesses in the heart of Berkeley. This ground-floor offering includes Unit 102 (604 SF) and Unit 103 (899 SF), currently combined but easily divisible into two separate spaces, each with its own bathroom. The property also includes three off-street parking spaces, ideal for employees—an invaluable perk in this high-traffic area.

#### PROPERTY HIGHLIGHTS

- Currently one 1,503 SF unit
- Easily Demised back to 2 units
- Ground floor retail, in the heart of Tennyson St.
- Off Street Parking Available

FOR MORE INFORMATION:

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**EARL DUFFY**  
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303.321.5888 | UNIQUEPROP.COM

All information deemed reliable but not guaranteed and should be independently verified

**CALL BROKERS TO INQUIRE ON SEPARATE UNITS  
ENTIRE 4 UNIT, 5,384 SF BUILDING FOR SALE FOR \$2,950,000**



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